



City of Morgan Hill

Council Chamber
17555 PEAK AVENUE
MORGAN HILL, CA 95037

Legislation Text

File #: 14-221, **Version:** 1

CITY COUNCIL STAFF REPORT **MEETING DATE: SEPTEMBER 17, 2014**

PREPARED BY: Elizabeth Bassett, Development Services Technician - Bldg. Div.

APPROVED BY: City Manager

RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDSCS) 2014 QUARTERLY REPORT #2

RECOMMENDATION(S):

Approve the RDSCS Quarterly report as recommended by the Planning Commission on July 22, 2014.

COUNCIL PRIORITIES SUPPORTED:

Annual Priorities

Improve Organizational Effectiveness & Transparency

NARRATIVE:

Section 18.78.150 of the Municipal Code requires a Planning Officer to provide a quarterly review of each development that has received Residential Development Control System (RDSCS) allotments. The purpose of this review is to determine whether each project is making satisfactory progress toward fulfillment of the approved project development schedule. During the first quarter monitoring period, RDSCS projects secured 108 building permits and completed construction of 29 homes. Of the 43 projects with active RDSCS allocations, the 8 shown on the attached "Projects Behind Schedule Table" are classified as behind schedule. See the attached Planning Commission staff report for more information.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

None

FISCAL AND RESOURCE IMPACT:

None

CEQA (California Environmental Quality Act):

Not a Project

LINKS/ATTACHMENTS:

Table of Projects Behind Schedule
Planning Commission Memorandum

File #: 14-221, **Version:** 1

Progress of Projects table
Distribution of Allotments for FY4Q/None14-2Q/17 table

PROJECTS BEHIND SCHEDULE
2nd Quarter 2014

Project (# of Allocations)	Deadlines Missed	Current/Recent Activity
Monterey-Dynasty (39)	Building Plan Check	None. Deadline to commence construction is 12/30/14.
Monterey-Liou (11)	All applications past due	None. 19 allocations expired. The remaining 11 allocations will expire 6/30/15 and are not enough for a complete building.
Main-Garcia (8+4)	Site Review, Final Map Building Plan Check Obtain Building Permit	Subdivision, Zoning Amendment and Development Agreement have been in process for two years. On 7/2/14 applicant was granted a 90-day ELBA to obtain Development Agreement approval or the allotments will expire.
Diana-Bagoye (14)	Site Review Final Map Building Plan Check Obtain Building Permit	None. An ELBA was granted by City Council giving applicant until 6/30/15 to commence construction.
Monterey-Gunter (15)	Subdivision Zoning Site Review Final Map	None. Applicant traded allocations with KB-Milano in 2012, which effectively granted an extension until 6/30/15 to commence construction.
Mission Dividend (15)	Final Map	Applicant is scheduled for a Development Agreement Amendment which will extend the deadlines for Fiscal Year 2014/15.
Barrett-Liou (23)	Site Review Final Map	Subdivision, Zoning Amendment and Development Agreement in process. Allocations expire 6/30/15.
Juan Hernandez-Shaw (13)	Site Review Final Map	Subdivision, Zoning Amendment and Development Agreement in process. Allocations expire 6/30/15.



MEMORANDUM

To: PLANNING COMMISSION

Date: JULY 22, 2014

From: COMMUNITY DEVELOPMENT DEPARTMENT

**Subject: RESIDENTIAL DEVELOPMENT CONTROL SYSTEM –
SECOND QUARTER REPORT FOR 2014**

REQUEST

This RDCS Quarterly Report is presented to the Planning Commission as a courtesy to inform the Commission about the progress of Residential Development Control System (RDCS) approved projects. Section 18.78.150 of the Municipal Code requires the Planning Official to conduct a quarterly review of projects that have received RDCS allocations. The City Council may, subsequently, rescind all or part of the allocations if it is determined that a developer has failed to comply with the development schedule.

PROGRESS OF PROJECTS

Projects or Project Phases Completed

Since the last report, RDCS projects have secured 108 building permits and completed construction of 29 units. The following projects or project phases have completed construction of their units and will no longer be reported:

- Jarvis-SVD/Taylor Morrison (MC-04-26) FY2010/11 **2 units**; FY2011/12 **22 units**;
- Diana-Sherimar (MC10-03) FY2012/13 **31 units**.

Projects Expired

The following projects did not meet their development schedule deadlines and have expired:

- Cochrane-Borello (MC-08-16) FY2010/11 **23 units**;
- Santa Teresa-Garcia (MC-09-07) FY2011/12 **5 units**, FY2012/13 **9 units**.

Projects Classified as BEHIND SCHEDULE:

The following projects have missed one or more of the deadlines in their development schedule and are therefore classified as Behind Schedule:

Monterey-Dynasty (MC-09-06): Applicant has missed the deadline to submit for building plan check for 39 units.

Monterey-Liou (MC-09-05): This project does not have a signed development agreement. All standard development schedule deadlines have been missed. 19 allocations expired December 30, 2013. At the March 25th Planning Commission meeting it was decided that because the project has a June 30, 2015 deadline to commence construction on the remaining 11 units, it is still feasible. Therefore the Planning Commission did not recommend rescission. However, to meet a June 30, 2015 deadline, less

than a year remains to complete steps 1-8 of the development timeline and to commence construction.

Main-Garcia (MC-11-16): This project does not have a signed development agreement. Planning applications are in process but the applicant has missed the standard development schedule deadlines to submit for site review, final map and building plan check. Applicant was to have commenced construction on 12 units by June 30, 2014. However, on July 2, 2014, City Council granted a 90-day extension giving applicant a deadline of Oct. 3, 2014 to obtain Development Agreement approval. Otherwise, the allocations will expire.

Diana-Bagoye (MC-11-11): All standard development schedule deadlines have been missed. City Council granted an ELBA giving the applicant a deadline of June 30, 2015 to commence construction on 14 units.

Monterey-Gunter (MC-05-03): Applicant has missed the deadlines to apply for Subdivision, Zoning Amendment and Site Review.

Mission Dividend (MC-04-26): Based on the standard development schedule deadlines for FY 2014/15, this project has missed the deadline to submit for final map. However, applicant is in the process of applying for a Development Agreement Amendment to get these allotments incorporated into the Development Agreement, which will result in revised deadlines.

Barrett-Liou (MC-12-08): Planning applications are in process. Applicant has missed the standard development schedule deadline to submit for site review and final map. The deadline to commence construction is June 30, 2015.

Juan Hernandez-Shaw (MC-12-10): Planning applications are in process. Applicant has missed the standard development schedule deadline to submit for site review and final map. The deadline to commence construction is June 30, 2015.

BUILDING ALLOTMENT DISTRIBUTION

In accordance with Section 18.78.030 of the Municipal Code and City Council policy, the Planning Commission is charged with the distribution of building allotments under the City's Residential Development Control System. Staff has included a table illustrating unallocated "Set-asides" within the "Measure F" and "Measure A" categories.

CONCLUSION/RECOMMENDATIONS

The Commission is asked to review and accept the Quarterly Report.

Attachments:

- Progress of Projects Table
- Measure A and Measure F Set-aside Status Table
- Distribution of Allotments for Fiscal Years 2Q/13– 2Q17 Table

RDCS PROJECTS - FISCAL YEAR 2004-05 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Hill-Gera (MP-02-17)	3/22/04	6	6	4	1Q/09 Finaled 1 unit	Complete construction
TOTALS		6	6	4		

RDCS PROJECTS - FISCAL YEAR 2006-07 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Jarvis-SVD/Taylor Morrison (MC-04-22)	3/1/05	36	36	18	2Q/14 issued 18 permits	complete construction
San Pedro-Ahmadi (MMC-04-06)	3/1/05	1	1	0	3Q/07 1 permit issued	complete construction
E. Dunne-Kruse (MMC-04-10)	3/1/05	3	0	0	2Q/15 ELBA approved	6/30/15 commence const..
TOTALS		40	37	18		

RDCS PROJECTS - FISCAL YEAR 2007-08 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Jarvis-SVD/Taylor Morrison (MC-04-22)	3/1/05	13	13	6	2Q/14 issued 2 permits	complete construction
TOTALS		13	13	6		

RDCS PROJECTS - FISCAL YEAR 2008-09 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Jarvis-SVD/Taylor Morrison (MC-04-22)	4/6/05	15	8	0	2Q/14 issued 8 permits	12/30/14 commence const. on remaining units
TOTALS		15	8	0		

RDCS PROJECTS - FISCAL YEAR 2009-10 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Barrett-Syncon Homes (MC-04-21)	7/26/06	14	14	13	2Q/14 finalized 1 unit	complete construction
Jarvis-SVD/Taylor Morrison (MC-04-22)	7/26/06	14	0	0	3Q/13 FM submitted	12/30/14 commence const.
Mission View-Mission Ranch (MC-04-26)	7/26/06	15	15	0	1Q/15 issued 15 permits	complete construction
TOTALS		43	29	13		

RDCS PROJECTS - FISCAL YEAR 2010-11 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Monterey-Dynasty (MC-08-18)	2/24/09	68	39	0	4Q/13 issued 39 permits	BEHIND SCHEDULE 4/30/14 submit BPC for 29 units
Cochrane-Borello (MC-08-16)	2/24/09	23	0	0	2Q/14 Applied for extension. Extension not granted by City Council.	ALLOCATIONS EXPIRED
Jarvis-SVD/Taylor Morrison (MC-04-22)	2/24/09	2	2	2	1Q/14 finalized 2 units	PHASE COMPLETE
MissionView-Mission Ranch (MC-04-26)	2/24/09	15	12	0	2Q/14 issued 8 permits	6/30/15 obtain 3 permits
TOTALS		108	53	2		

RDCS PROJECTS - FISCAL YEAR 2011-12 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Barrett-Syncon Homes (MC-04-21)	02/23/10	5	5	3	2Q/14 finalized 3 units	complete construction
Jarvis-SVD/Taylor Morrison (MC-04-22)	02/23/10	22	22	22	2Q/14 finalized 22 units	PHASE COMPLETE
Mission View-Mission Ranch (MC-04-26)	02/23/10	15	0	0	1Q/12 DAA approved	5/30/16 obtain BP
Campoli-E&H (MC-09-03)	02/23/10	10	10	0	2Q/14 FM recorded; issued 12 permits	complete construction
Cochrane-Borello (MC-09-04)	02/23/10	37	0	0	2Q/14 DAA approved; FM submitted for 21 lots	8/1/14 FM submittal due
Monterey-Dynasty (MC-09-06)	02/23/10	31	0	0	3Q/13 SR approved	BEHIND SCHEDULE 4/30/14 submit BPC for 10 units
Santa Teresa-Garcia (MC-09-07)	02/23/10	5	0	0	4Q/13 ELBA approved	ALLOCATIONS EXPIRED
E. Dunne-So. Valley Developers / City Ventures (MC-08-23)	02/23/10	13	13	10	2Q/14 finalized 2 units	complete construction
TOTALS		138	50	35		

RDCS PROJECTS - FISCAL YEAR 2012-13 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments	2nd Quarter Comments
					DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Monterey-Liou (MC-09-05)	2/23/10	11	0	0	2Q/12 ELBA approved; 8 allocations rescinded by CC	BEHIND SCHEDULE 9/1/10 SR due; 2/1/11 FM due; 9/1/11 obtain BP; 6/30/15 commence const.
Santa Teresa-Garcia (MC-09-07)	2/23/10	9	0	0	4Q/13 ELBA approved	ALLOCATIONS EXPIRED
Watsonville-Dividend (MC-10-01)	2/23/11	16	16	0	1Q/14 issued 16 permits	complete construction
Hale-Signature/Meritage (MC10-02)	2/23/11	36	36	0	2Q/14 36 permits issued	complete construction
Diana-Sherimar (MC-10-03)	2/23/11	31	31	31	2Q/14 finalized 1 unit	PHASE COMPLETE
Monterey-Dynasty (MC-10-04)	2/23/11	15	8	0	4Q/13 issued 8 permits	4/30/15 obtain 7 BP
Walnut Grove-UCP (MC-10-05)	2/23/11	25	25	0	2Q/14 finalized 1 unit	complete construction
W. Edmundson-UCP (MC-10-06)	2/23/11	29	29	24	2Q/14 issued 1 permit; finalized 4 units	complete construction
Piazza-UCP (MC-10-07)	2/23/11	14	14	9	2Q/14 finalized 4 units	complete construction
Del Monte-Blackwell (MC-10-08)	2/23/11	19	0	0	2Q/14 FM submitted	12/31/14 commence const.
MissionView-Mission Ranch (MC-04-26)	2/23/11	7	0	0	1Q/12 DAA approved	5/30/17 obtain BP
Saint James-Dunn (MMC-10-10)	2/23/11	5	5	0	4Q/13 issued 5 units	complete construction
Murphy-Chellino (MC10-09)	6/6/12	7	7	0	3Q/13 FM recorded; issued 7 permits	complete construction
TOTALS		224	171	64		

RDCS PROJECTS - FISCAL YEAR 2013-14 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments	2nd Quarter Comments
					DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Monterey-Dynasty (MC-10-04)	2/23/11	14	0	0	4Q/13 FM submitted	10/30/15 BPC submittal due
Walnut Grove-UCP (MC-10-05)	2/23/11	24	24	0	2Q/14 issued 24 permits	complete construction
Cochrane-Borello (MC-11-03)	2/14/12	15	0	0	2Q/14 DAA approved	8/1/15 FM submittal due
Hale-Signature/Meritage (MC10-02)	2/14/12	36	2	0	2Q/14 issued 2 permits	4/30/15 obtain remaining BP
Del Monte-Blackwell (MC-11-12)	2/14/12	12	0	0	2Q/14 FM submitted	6/30/15 commence const.
Main-Garcia (MC-11-16)	2/14/12	8	0	0	2Q/14 90-day ELBA approved	BEHIND SCHEDULE 10/3/14 obtain DA approval or lose allocations
Diana-Bagoeye (MC-11-11)	5/28/13	14	0	0	2Q/14 ELBA granted	BEHIND SCHEDULE 2/1/13 FM due; 7/1/13 BPC submittal due; 6/30/15 commence const.
Jarvis-SVD/MDM (MP-04-22)	5/28/13	13	13	1	2Q/14 issued 1 permit; finalized 1 unit	complete construction
TOTALS		136	39	1		

RDCS PROJECTS - FISCAL YEAR 2014-15 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Del Monte-Blackwell (MC-11-12)	2/14/12	11	0	0	2Q/14 FM submitted	3/31/15 FM due
Tennant-Gera (MC-11-15)	2/14/12	10	0	0	1Q/14 BPC and FM submitted	5/31/15 obtain BP
Main-Garcia (MC-11-16)	2/14/12	4	0	0	2Q/14 90-day ELBA approved	10/3/14 obtain DA approval
Monterey-Gunter (MC-05-03)	2/14/06	15	0	0	2Q/12 traded 4 FY 06/07 & 11 FY 09/10 units with 15 FY 04/15 allotments from Milano	BEHIND SCHEDULE 4/30/14 SD, ZA & SR due
Mission View-Dividend (MC-04-26)	2/12/13	15	0	0	2Q/14 DAA in process to incorporate 14/15 allotments into DA	BEHIND SCHEDULE 2/3/14 FM submittal due
Clayton-O'Brien (MC-08-13)	2/12/13	5	5	0	2Q/14 issued 5 permits	complete const.
Watsonville-Dividend (MC-10-01)	2/12/13	8	6	0	1Q/14 issued 6 permits	5/1/15 obtain remaining 2 permits
Clayton-MH Investors (MC-12-02)	2/12/13	10	0	0	2Q/14 SR approved, BPC approved	7/1/14 submit BPC
Tilton-Barnick (MC-12-04)	2/12/13	44	0	0	2Q/14 SR & BPC approved; FM submitted	4/1/15 obtain building permits
E Dunne-UCP/Wong (MC-12-05)	2/12/13	22	0	0	2Q/14 SR & BPC approved; FM submitted	4/1/15 obtain building permits
Hale-Signature/Meritage (MC10-02)	2/12/13	36	0	0	2Q/14 FM recorded	4/30/15 obtain BP
Cochrane-Borello (MC-12-07)	2/12/13	20	0	0	2Q/14 DAA approved	8/1/14 FM submittal due
Barrett-Liou (MC-12-08)	2/12/13	23	0	0	2Q/13 SD, ZA & DA in process	BEHIND SCHEDULE 9/3/13 SR app due; 2/3/14 FM due
Diana-Sherimar (MC-12-09)	2/12/13	22	19	0	1Q/14 issued 19 permits	6/30/15 obtain remaining 3 permits
Juan Hernandez-Shaw (MC-12-10)	2/12/13	13	0	0	2Q/13 SD, ZA & DA in process	BEHIND SCHEDULE 9/3/13 SR app due; 2/3/14 FM due
Barnel-Cassel (MMC-12-01)	2/12/13	5	0	0	2Q/14 SR in process	8/8/14 obtain building permits
Del Monte-Giovanni (MMC-12-03)	2/12/13	6	0	0	2Q/14 SR in process	7/1/14 submit BPC; ZA due
TOTALS		269	30	0		

RDCS PROJECTS - FISCAL YEAR 2015-16 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Diana-Bagoye (MC-13-17)	2/25/14	21	0	0	2Q/14 SD, ZA and DA in process	2/4/15 FM and SR due
Butterfield-Dividend (MC-13-18)	2/25/14	41	0	0	2Q/14 SD, ZA and DA in process	2/4/15 FM and SR due
Monterey-City Ventures (MC-13-13)	2/25/14	38	0	0	2Q/14 SD, ZA and DA in process	2/4/15 FM and SR due
Monterey-Presidio (MC-13-15)	2/25/14	39	0	0	1Q/14 allocations received	9/2/14 planning app's due
Cochrane-UCP (MC-13-11)	2/25/14	28	0	0	1Q/14 allocations received	9/2/14 planning app's due
Cochrane-Borello (MC-13-21)	2/25/14	25	0	0	2Q/14 DAA approved	8/1/15 FM submittal due
Cochrane-Standard Pacific (MC-13-10)	2/25/14	13	0	0	1Q/14 allocations received	9/2/14 planning app's due
Campoli North-Cox (MMC-13-08)	2/25/14	5	0	0	2Q/14 SD, ZA and DA in process	2/4/15 FM and SR due
Dunne-Leung (MMC-13-20)	2/25/14	6	0	0	2Q/14 SD, ZA and DA in process	2/4/15 FM and SR due
Ventura-Dividend (MC-13-19)	2/25/14	14	0	0	2Q/14 SD, ZA and DA in process	2/4/15 FM and SR due
Dunne-MDMH (MC-13-16)	2/25/14	7	0	0	1Q/14 allocations received	9/2/14 planning app's due
Monterey-UCP (MC-13-12)	2/25/14	26	0	0	1Q/14 allocations received	9/2/14 planning app's due
Monterey Central-ECA (MC-13-14)	2/25/14	7	0	0		
TOTALS		270	0	0		

RDCS PROJECTS - FISCAL YEAR 2016-17 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS ISSUED	UNITS FINALED	2nd Qtr Comments DATE OF MOST RECENT ACTION/ENTITLEMENT	2nd Quarter Comments NEXT STEP/DEADLINE
Diana-Bagoye (MC-13-17)	2/25/14	15	0	0	2Q/14 SD, ZA and DA in process	2/1/16 FM & SR due
Monterey-City Ventures (MC-13-13)	2/25/14	37	0	0	2Q/14 SD, ZA and DA in process	2/1/16 FM & SR due
Monterey-UCP (MC-13-12)	2/25/14	26	0	0	1Q/14 allocations received	9/1/15 planning app's due
Monterey-Presidio (MC-13-15)	2/25/14	6	0	0	1Q/14 allocations received	9/1/15 planning app's due
Dunne-MDMH (MC-13-16)	2/25/14	6	0	0	1Q/14 allocations received	9/1/15 planning app's due
Monterey Central-ECA (MC-13-14)	2/25/14	7	0	0	1Q/14 allocations received	9/1/15 planning app's due
TOTALS		97	0	0		

GRAND TOTALS FOR ALL RDCS	1346	436	137			
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SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
Measure F	100	0	100
Measure A:	500		
Bella Terra		40	
Butterfield Station		40	
Pavilions @ Main (previously Huntington Stn.)		140	
		<hr/> 220	280

**Approved Distribution of Building Allotments And Current Commencement of Construction
4th Qtr 2014 - 2nd Qtr 2017**

Project Name/Competition Type/Fiscal Year	4Q/14	2Q/15	2Q/16	2Q/17	Total
Micro:					
E. Dunne - Kruse (MMC-04-10) FY 06-07		3 (6/30/15)			3
Barnell-Cassel (MMC-12-01) FY14-15		5 (6/30/15)			5
Del Monte-Giovanni (MMC-12-03) FY14-15		6 (6/30/15)			6
Campoli North-Cox (MMC-13-08) FY15-16			5 (6/30/16)		5
Dunne-Leung (MMC-13-20) FY15-16			6 (6/30/16)		6
Small:					
Church-Gera (MC-11-15) FY13-14, 14-15		10 (6/30/15)			10
Main-Garcia (MC-11-16) FY13-14, 14-15*	12 (10/3/14)				12
Clayton-MH Investors (MC-12-02) FY14-15		9 (6/30/15)			9
Ventura-Dividend (MC-13-19) FY15-16			14 (6/30/16)		14
Dunne-MDMH (MC-13-16) FY15-16			7 (6/30/16)	6 (6/30/17)	13
Open Market:					
Diana - Sherimar (MC-12-09) FY 14-15		22 (6/30/15)			22
Jarvis - South Valley Dev (MC-04-22) FY 08-09 thru 09-10	29 (12/30/14)				73
Mission View - Mission Ranch (MC-04-26) FY 09-10 thru 14-15		30 (6/30/15)	15 (6/30/16)	7 (6/30/17)	52
Cochrane - Borello (MC-08-16, MC-09-04) FY 10-11, 11-12		57 (6/30/15)	40 (6/30/16)		97
Hale-Signature (MC-10-01) FY13-14, 14-15		72 (6/30/15)			72
Monterey-Dynasty (MC10-04) FY12-13, 13-14		7 (6/30/15)	14 (6/30/16)		21
Del Monte-Blackwell (MC10-08) FY12-13, 13-14, 14-15	19 (12/31/14)	23 (6/30/15)			42
Tilton-Barnick (MC-12-04) FY14-15		44 (6/30/15)			44
E Dunne-Wong/UCP (MC-12-05) FY 14-15		22 (6/30/15)			22
Barrett-Liou (MC-12-08) FY14-15		23 (6/30/15)			23
Juan Hernandez-Shaw (MC-12-10) FY14-15		13 (6/30/15)			13
Diana-Bagoye (MC-11-11) FY 13-14*, 15-16, 16-17		14 (6/30/15)	21 (6/30/16)	15 (6/30/17)	50
Butterfield-Dividend (MC-13-18) FY15-16			41 (6/30/16)		41
Monterey-City Ventures (MC-13-13) FY15-16, 16-17			38 (6/30/16)	37 (6/30/17)	75
Monterey-Presidio (MC-13-15) FY15-16, 16-17			39 (6/30/16)	6 (6/30/17)	45
Cochrane-UCP (MC-13-21) FY15-16			28 (6/30/16)		28
Cochrane-Standard Pacific (MC-13-10) FY15-16			13 (6/30/16)		13
Senior:					
Watsonville-Dividend (MC10-01)		8 (6/30/15)			24
Project Name/Competition Type/Fiscal Year	4Q/14	2Q/15	2Q/16	2Q/17	Total
Rental:					
Monterey - Dynasty (MC-08-18) FY 10-11, 11-12	39 (12/30/14)		21 (6/30/16)		60
CCR/CLR:					
Monterey-Liou (MC-09-05) FY 11-12, 12-13*		11 (6/30/15)			11
Vertical Mixed Use:					
Monterey - Gunter (MC-05-03) FY 06-07, 08-09, 09-10		15 (6/30/15)			15
Monterey Corridor:					
Monterey-UCP (MC-13-12) FY15-16, 16-17			26 (6/30/16)	26 (6/30/17)	52
Monterey Central-ECA (MC-13-14) FY15-16, 16-17			7 (6/30/16)	7 (6/30/17)	14
Totals					992

No signed development agreement. Deadline from Standard Development Schedule

*ELBA granted or in process

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